

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

46 SHERBROOK AVENUE RINGWOOD VIC 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,025,000

Property type

House

Suburb

Ringwood

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

|                                  |             |           |
|----------------------------------|-------------|-----------|
| 8 DENMAN STREET MITCHAM VIC 3132 | \$1,396,000 | 04-Oct-25 |
|                                  |             |           |
|                                  |             |           |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 14 October 2025

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**8 DENMAN STREET MITCHAM VIC  
3132**

Sold Price

<sup>RS</sup>**\$1,396,000**

Sold Date

**04-Oct-25**

3



1



1

Distance

**1.38km****RS** = Recent sale**UN** = Undisclosed Sale

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